113.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,700 / 748,700
					USE VALUE:	748,700 / 748,700
					ASSESSED:	748,700 / 748,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUSUMA JULIUS &
Owner 2:	KUSUMA KRISTA L DAHL
Owner 3:	
Street 1:	4169 BOYLE DR
Street 2:	
Twn/City:	FREMONT
St/Prov:	CA Cntry: Own Occ: N
Postal:	94536 Type:

PREVIOUS OWNER

Owner 1:	BOOLOS REBECCA S -
Owner 2:	-
Street 1:	141 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,277 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1599 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5277.000	343,900		404,800	748,700
Total Card	0.121	343,900		404,800	748,700
Total Parcel	0.121	343,900		404,800	748,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.23 | /Parcel: 468.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72352

GIS Ref

GIS Ref

Insp Date 11/22/16

!8790!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,000	0	5,277.	404,800	748,800	748,800	Year End Roll	12/18/2019
2019	101	FV	279,300	0	5,277.	399,000	678,300	678,300	Year End Roll	1/3/2019
2018	101	FV	279,300	0	5,277.	306,500	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	254,900	0	5,277.	289,200	544,100	544,100	Year End Roll	1/3/2017
2016	101	FV	254,900	0	5,277.	266,000	520,900	520,900	Year End	1/4/2016
2015	101	FV	241,400	0	5,277.	248,700	490,100	490,100	Year End Roll	12/11/2014
2014	101	FV	190,100	0	5,277.	229,000	419,100	419,100	Year End Roll	12/16/2013
2013	101	FV	190,100	0	5,277.	229,000	419,100	419,100		12/13/2012

PRINT

Date	Time
12/10/20	23:20:05

LAST REV

Date	Time
07/22/19	11:42:06
mmcmakin	
8790	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOOLOS REBECCA	63900-587		7/11/2014		520,000	No	No		
AZEVEDO LAURA J	40232-399		7/31/2003		410,000	No	No		
WHITE SHARON	31633-57		7/24/2000		341,000	No	No		
BOURNEUF SHIRLE	24812-27		8/26/1994		162,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2017	1578	New Wind	7,000	C				
2/2/2016	121	Alterati	10,000		2/2/2016			Redo existing gara
5/12/2004	355	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2019	Mail Update	MM	Mary M
11/22/2016	Permit Visit	DGM	D Mann
11/22/2016	Meas/Inspect	DGM	D Mann
11/20/2008	Meas/Inspect	189	PATRIOT
12/6/2000	MLS	MM	Mary M
4/11/2000	Inspected	276	PATRIOT
2/7/2000	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5277		Sq. Ft.	Site		0	70.	1.10	6									404,818						404,800	

Total AC/HA: 0.12114 | Total SF/SM: 5277 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,818 | Spl Credit | Total: 404,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	111250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422468
Depreciation:	78579
Depreciated Total:	343889

COMMENTS

FOR SALE 648-6900.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

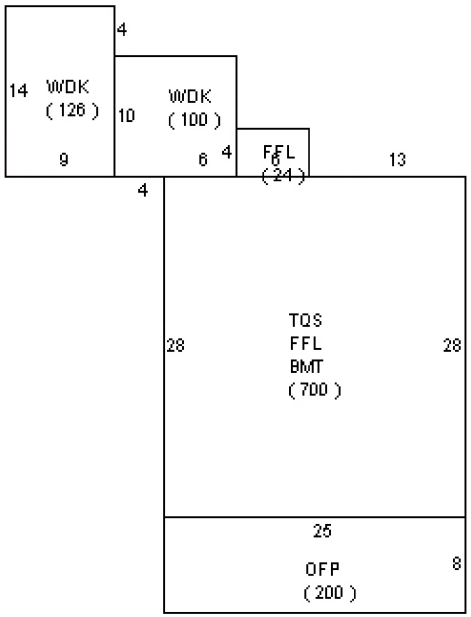
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.19
Special Features:	0	Val/Su Net:	144.80
Final Total:	343900	Val/Su SzAd	275.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	724	171.990	124,521
BMT	Basement	700	72.620	50,836
TQS	3/4 Story	525	171.990	90,295
WDK	Deck	226	10.220	2,309
OFP	Open Porch	200	24.260	4,851

Net Sketched Area:	2,375			Total:	272,812
Size Ad	1249	Gross Are	2550	FinArea	1599

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc